

Excerpts
Planning Commission Minutes
June 9, 2004

Application No. ZM-86-04, Keener's Auto Parts, Inc: Request to amend the York County Zoning Map by reclassifying an approximately 2.2-acre parcel of land located on the east side of Commonwealth Drive (Route 1839) across from its intersection with Regal Way in the City of Newport News, from IL (Limited Industrial) to GB (General Business). The property, further identified as Assessor's Parcel No. 36-23, is designated for General Business development in the Comprehensive Plan.

Timothy Cross, AICP, Principal Planner, presented a summary of the staff memorandum to the Commission dated May 26, 2004 in which the staff recommended approval. The applicant's agent has indicated that the property would likely be developed as a hotel if rezoned as requested, according to Mr. Cross.

Mr. Heavner inquired about any plan to extend Commonwealth Drive to Bethel Industrial Park and **Mr. Cross** said no such plan exists.

Chair Simasek opened the public hearing.

Mr. Bill Sears, Income Properties, Inc., Newport News, the realtor representing the applicant, **Mrs. Keener**, confirmed that a contract has been signed for a triple-A hotel to occupy the site pending approval of the rezoning. Mr. Sears asked for a recommendation of approval.

Mr. Timothy Whitlow, 329 Commonwealth Drive, indicated he is general manager of Candlewood Suites. While he welcomed development, he noted there are five hotels accessible from two entrances off Victory Boulevard and two more hotels are slated to open in the near future. He was concerned about the ability of the area to sustain yet another hotel and about increased traffic congestion in the area.

Mr. Heavner inquired why a site plan was not submitted with the application. **Mr. Sears** indicated it would be premature to do so before a rezoning of the property was approved.

Allan A. Staley, Esq., Patten, Wornom, Hatten & Diamonstein PLC, Newport News, who represented the prospective purchaser of the subject property, explained that his client would not spend the money on a site plan until the rezoning is approved and completed.

Mr. Simasek acknowledged Mr. Whitlow's concerns but believed "competition is best left to the marketplace."

Mr. Barba moved Resolution PC04-13.

PC04-13

On motion of Mr. Barba, which carried 6:0 (Mr. Davis absent), the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A REQUEST TO RECLASSIFY APPROXIMATELY 2.2 ACRES ON THE EAST SIDE OF COMMONWEALTH DRIVE (ROUTE 1839) FROM IL (LIMITED INDUSTRIAL) TO GB (GENERAL BUSINESS)

WHEREAS, Keener's Auto Parts, Inc. has submitted Application No. ZM-86-04, which requests to amend the York County Zoning Map by reclassifying a 2.2-acre parcel on the east side of Commonwealth Drive (Route 1839), further identified as Assessor's Parcel No. 36-23, from IL (Limited Industrial) to GB (General Business); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of June, 2004, that Application No. ZM-86-04 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying a 2.2-acre parcel on the east side of Commonwealth Drive (Route 1839), further identified as Assessor's Parcel No. 36-23, from IL (Limited Industrial) to GB (General Business).
